

**Flat 5, 37 George Street,
Perth, PH1 5LA
Offers Over £105,000**



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Immaculately presented two bed attic flat situated within the City Centre, secure entry system, gas central heating, fantastic first time buy!

Accommodation –

Entrance Hall –

L shaped carpeted hallway, two storage cupboards, one housing boiler.

Lounge – 5.70m x 3.68m (approx)

Stunning dual aspect public room, ample space for furnishings with lovely high ceilings. Carpeted.

Bathroom – 2.54m x 1.74m (approx)

Modern four piece suite consisting of wc, basin with pedestal, bath and shower cubicle with mains shower, wood effect laminate flooring.

Kitchen/Diner – 3.55m x 2.45m (approx)

Fitted with a great selection of wall and base units, marble effect surfaces and splashback, space for F/F & W/M, stainless steel gas hob, cooker hood and electric oven, space for dining furnishing. Tile effect laminate flooring.





Bedroom 1 – 3.70m x 2.96m (approx)

Beautifully presented double bedroom to front of property, built in wardrobe providing hanging and shelving storage. Space for free standing furniture. Carpeted.

Bedroom 2 – 3.70m x 2.65m (approx)

Another good sized double with views towards the River Tay, built in wardrobe with hanging and shelving storage. Carpeted



Burdens –

Council Tax Band - B

EPC – D

Note: While Neil Whittet Solicitors make every effort to ensure all particulars are correct and given in good faith any intending purchasers should satisfy themselves by inspection or to the correctness of each of them.



Abernethy

Almondbank

Bankfoot

Coupar Angus

Luncarty

Murthly

Newburgh

Perth

Ruthvenfield

Scone

Stanley

St Madoes

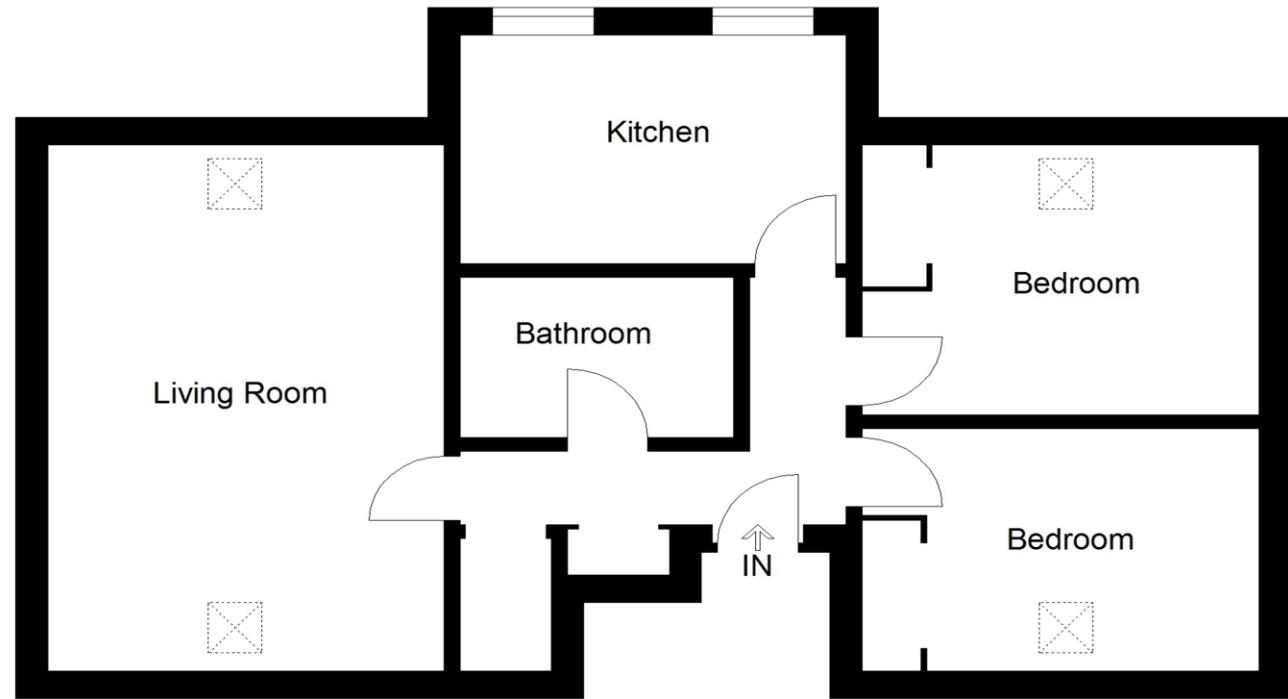


Illustration For Identification Purposes Only. Not To Scale

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